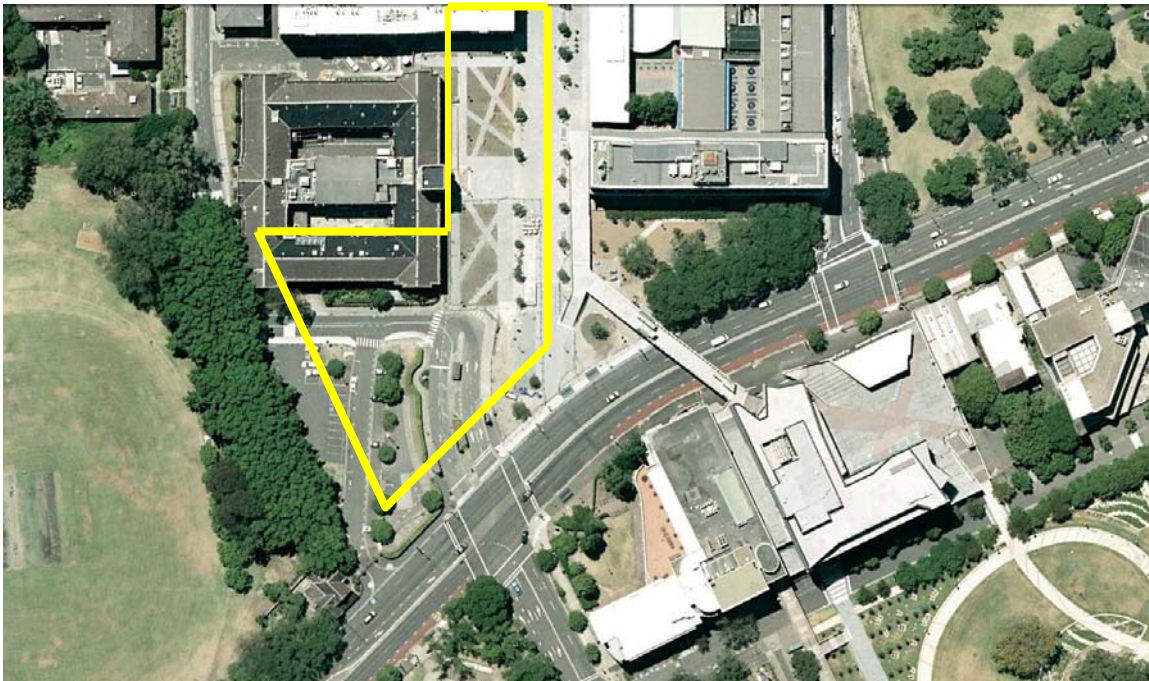


The University of Sydney Camperdown-Darlington Campus

F23 Administrative Building & Associated Campus Domain Works

**Request for Secretary Environmental Assessment Requirements
(SEARs) – State Significant Development**



April 2015

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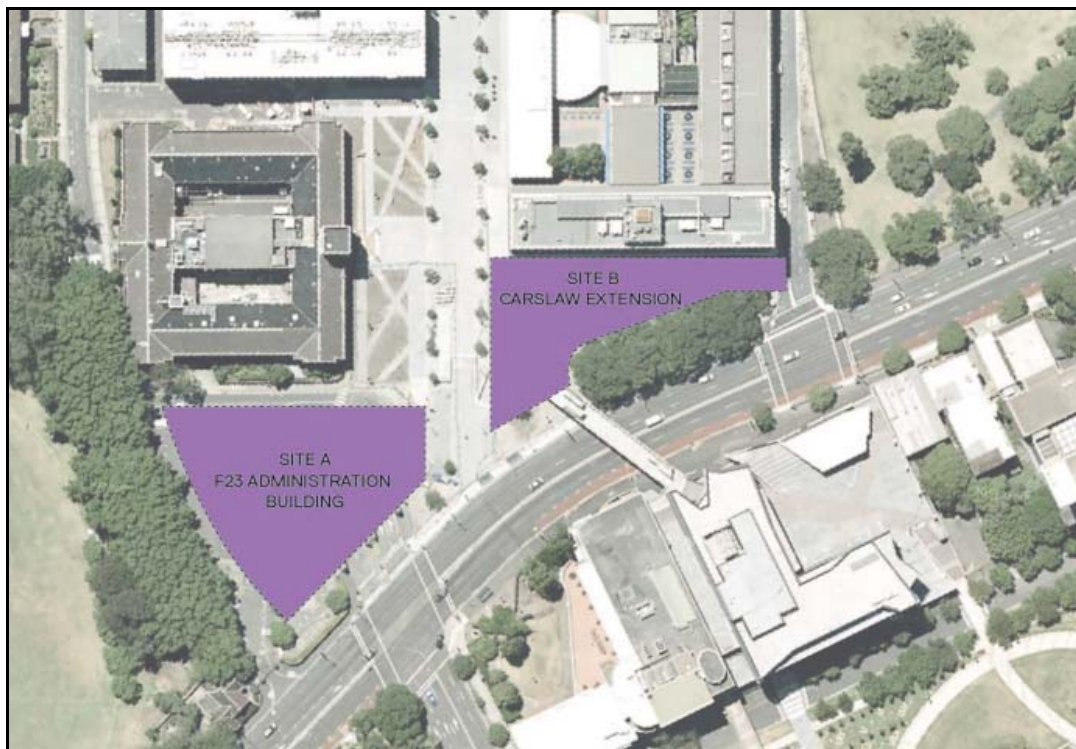
1.0 EXECUTIVE SUMMARY

In accordance with clause 3 & Schedule 2 of the *Environmental Planning & Assessment Regulations 2000* (the Regulations), and clause 15 & Schedule 1 of the *State Environmental Planning Policy (State & Regional Development) 2011* (the SRD SEPP), The University of Sydney (the University) is seeking the Department of Planning (DPE) Secretary's confirmation of and response to the following matters in response to the proposed new F23 Administrative Building on the University's Camperdown campus:

1. Confirmation that the project qualifies as State Significant Development (SSD).
2. Secretary Environmental Assessment Requirements (SEARs) for the application; and
3. Waiver of a number of standard SEAR requirements for this particular project.

The University is deemed to be Crown pursuant to section 88 of the *Environmental Planning & Assessment Act 1979* (the EPA&A Act), and pursuant to clause 226 of the *Regulations*.

The development site (**Site A - F23 Administration** on the plan below) is located on the southern boundary of the Camperdown campus, fronting City Road north, west of the 'pedestrianised Eastern Avenue, and east of St Paul's College. The site currently occupies an at-grade and open campus car park fronting the side elevation of the Madsen building.



This SEAR report also acknowledges a separate SEAR application for an adjoining **Site B Carslaw Building Extension** (see plan above), also the subject of a University SSD application to the Department and lodged concurrently with this proposal.

Site B is addressed as part of a consistent southern Gateway design approach to the Camperdown campus.

The proposal is for a new Administrative Building (F23) to be located on this site (site A on the plan overleaf) and to consolidate various University professional service units into one building. Currently these departments are significantly fragmented around several campuses and located in numerous buildings. The proposal also includes alterations to, and continuation of, the northern end of the City Road footbridge. These works are strictly limited to the University's land (campus domain) and will produce an elegant and lightweight upper level connection to the new F23 Building extension and to Eastern Avenue for direct and continuous pedestrian access.

The project site is not listed as a State or local heritage item. The Camperdown campus does lie within the City of Sydney's Camperdown Conservation Area (Sydney LEP 2012). The Site adjoins the local heritage listed St Paul's College group of buildings (SLEP item I51) and the St Paul's Gatekeeper's Lodge (SLEP item I52).

This Project qualifies for *educational purposes* as defined by the *SRD SEPP* Schedule 1, Clause 15 *Education Establishment*, and which incurs a capital investment value (CIV) of more than \$30 million. The CIV for the project is detailed at SEAR report section 12, and is valued at \$62,440,000.

The University's *Campus Infrastructure and Services* department (CIS) is responsible for the built environment on all University of Sydney campuses. CIS has developed the Concept Campus Improvement Program 2014-2020 (CIP), being a development implementation program for future campus precincts with accompanying building envelopes, as addressed by SSD 13_6123. The CIP was approved by the Minister for Planning on 16 February 2015.

This current project for the new F23 Administrative Building was not included within any CIP precinct as it constitutes an individual development site, and is not a precinct requiring broader building envelopes. The CIP consent condition A4 does not preclude additional development outside the identified CIP precincts. This process was discussed and confirmed with the Department's project assessments team. Furthermore, this SSD project will address and confirm that the proposed works will not be inconsistent with the Concept CIP approval (SSD 13_6123) and will satisfy the requirements of S83(D) '*Status of staged development applications and consents*' of the EPA&A Act.

The project will continue to foster the *educational establishment* uses and strengths of the campus, ensuring it serves as a primary economic and employment destination and provider through its role in education, research and health pedagogy. This role is consistent with the DPE's recently released *Vision for Sydney in 2031*.

Accompanying this report is documentation addressing site topography and survey, in-ground services, project brief, notional building envelopes, the University's competitive design process, QS Capital Investment Value, consultation program, and project staging.

It is anticipated that this summary will assist the Department in its preparation of Secretary Environmental Assessment Requirements (SEARs)

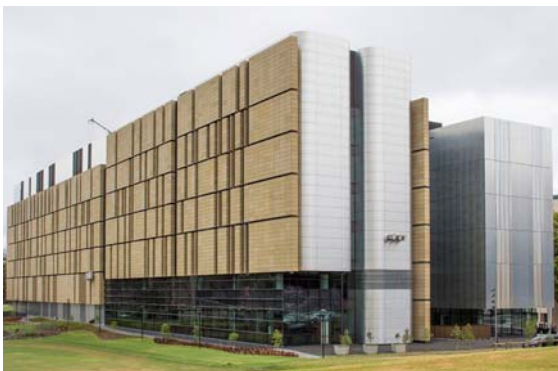
2.0 THE UNIVERSITY OF SYDNEY - STATE SIGNIFICANT DEVELOPMENT & CURRENT PROJECTS

The University is recognised as Sydney's oldest and principal University specialising in tertiary educational and research pedagogy. In 2014 the University attracted some 50,000 enrolments, employed over 7,500 permanent staff, and generated over 5,000 jobs in the areas of construction, facilities, maintenance and services. The University is a significant employment node and destination, as well as a future employment provider through its qualified students.

The University's Camperdown-Darlington campus is located within the Global Sydney 'city-shaper', within the Sydney Education & Health precinct of the DPE's recently released *Vision for Sydney in 2031*. The University's past submission to the DPE (2014) on the draft Metropolitan Strategy highlighted the significant contribution that the University brings to this precinct through high volume of domestic and international student enrolments, academic/ staff/ construction workforce, and as a centre of excellence in education and research pedagogy.

As part of its current capital works program, the University has successfully managed and developed an impressive significant capital projects program over the last 5 years with a value exceeding \$735 million. Examples include the University's four major transformational projects:

- \$385 million Charles Perkins Centre for Obesity, Diabetes and Cardiovascular Disease (completed and opened 2014);
- \$250 million Abercrombie Precinct Redevelopment Project: Sydney Business School (under construction);
- \$110 million Australian Institute for Nanoscience (under construction); and
- \$58 million Queen Mary Building: Student Accommodation (under construction).



Transformational Projects completed/under construction: The Charles Perkins Centre, Abercrombie Business School and the Australian Institute of Nanotechnology.

These four major transformational projects are currently under construction on the Camperdown-Darlington campus and will result in increased construction employment as well as full time academic and research and teaching and administrative employment growth in the sectors of Medicine, Nanoscience and Business. The University's investment in these projects attracts research grants resulting in specialised jobs and encourages and supports collaboration with relevant industry sectors.

This combined works program represents a current injection into the NSW economy of more than \$1 billion in construction and related activities.

Details of these projects can be found on the following website
<http://sydney.edu.au/about/profile/building-projects/index.shtml>

3.0 RELATIONSHIP TO THE CONCEPT CAMPUS IMPROVEMENT PROGRAM SSD 13_6123

The University has also adopted the Campus Improvement Program (CIP) for the Stage 1 implementation strategy of development and infrastructure to the Camperdown-Darlington campus. The CIP is a State Significant Development that was approved by the Minister for Planning (SSD 13_6123) on 16 February 2015.

The CIP provides a total of six campus precincts with appropriate building envelopes, generic University land uses, transport and access arrangements, landscape concepts, heritage and design principles for the University's campus. Budgetary forecasts for the CIP project an additional estimated \$1.4 billion in construction spend over a ten-year period.

However, the proposed F23 Administrative Building did not form part of the CIP Stage 1 SSD proposal, as it comprises an individual development site not requiring a "Precinct" building envelope approach. The decision to treat and lodge this proposed site development as an individual SSD proposal was endorsed in discussion with Department of Planning staff.

The Minister's approval of the CIP SSD13_6123, includes the following condition:

"A4. This approval does not preclude additional development sites outside the identified Campus Improvement Program precincts, subject to future approval (where required) and the demonstration of satisfactory environmental impacts."

The Environmental Impact Statement (EIS) report that will accompany the SDD proposal and documentation will also address the requirements of S83D (2) of the EPA&A Act:

83D Status of staged development applications and consents

(2) While any consent granted on the determination of a staged development application for a site remains in force, the determination of any further development application in respect of that site cannot be inconsistent with that consent.

This assessment will address relevant conditions that apply to the broader campus that are contained in the Minister's SSD 13_6123 consent.

4.0 THE UNIVERSITY OF SYDNEY PROFILE



Located in the heart of Sydney, and on various satellite campuses throughout NSW. The University of Sydney (the University) is unique among Australia's leading universities in the breadth of disciplines it offers the following:

Student mix: The University targets a mix of between 60 and 70 per cent undergraduate student load, up to 15 per cent postgraduate research student load, and between 20 and 30 per cent postgraduate coursework student load. Our international students, from more than 130 countries, make up almost a quarter of the student body.

Student enrolments: The University currently has 50,206 enrolments and 39,124 EFTSL. Domestic student load is targeted between 65 and 70 per cent, and international student load is targeted between 25 and 30 per cent. **The University does not envisage a significant increase in student enrolments.** The campus is close to capacity, and the University is consequently targeting an increase in the quality of teaching, learning, research facilities and infrastructure.

Employment profile: In 2014, the University employed approximately 7,500 full time staff, comprising 2,100 administrative staff and 5,400 faculty staff. At August 2014, the University's student: staff ratio was 17.6:1.

Construction and capital works activity: The University is committed to a variety of construction and capital work programs that include major transformational projects (the Abercrombie Business School, the Australian Institute for Nanoscience, and the Queen Mary Building student accommodation), existing building upgrade works, and regular building facilities and maintenance works. The University currently generates more than 2,000 construction jobs on the two major transformational projects as well as over 200 capital works building projects. The University also employs more than 3,000 inducted contractors for facilities maintenance and related services.

World-Class Research: The University consistently ranks among the top 100 universities in the world. The federal government's 2012 Excellence in Research Australia initiative rated 100 per cent of our fields of research at world standard or above in all 22 broad discipline areas in which we were rated. In 2013, the University was the second highest recipient of funding from granting bodies listed on the federal government's Australian Competitive Grants.

The University's current strategic plan is also investing initiatives to support the current and future research talent towards the NSW workforce through technical disciplinary training, more general training in research leadership and management, skills in commercialisation and communication, and in developing cross-disciplinary research capabilities. For example the Charles Perkins Centre delivers sustainable solutions for obesity, diabetes and cardiovascular disease, while our China Studies Centre aims to improve Australia's cooperation and relations with China and better understand its impact on the world. Work such as this makes a real difference by informing decisions in government, industry and the wider community. We collaborate closely with external partners and regularly take part in government, parliamentary inquiries and policy reviews.



Degrees of Inspiration: The University's student experience has been repeatedly recognised as the best in the country by the National Union of Students.

We encourage our students to get involved in life outside the classroom, participate in our 200+ social clubs and share their views in University decision-making.

We also contribute to Sydney more widely through our championship-winning sports teams, ground breaking art and music, and fascinating museums, one of which houses the largest collection of antiquities in the southern hemisphere. The University's museums and art gallery attracted more than 95,000 visitors in 2012, while our Sydney Ideas public lecture series welcomed almost 13,000 people to hear globally prominent speakers discuss the key issues facing the world, from human rights to climate change.

Social Inclusion Strategies: The University has adopted, and implements, the following social inclusion strategies:

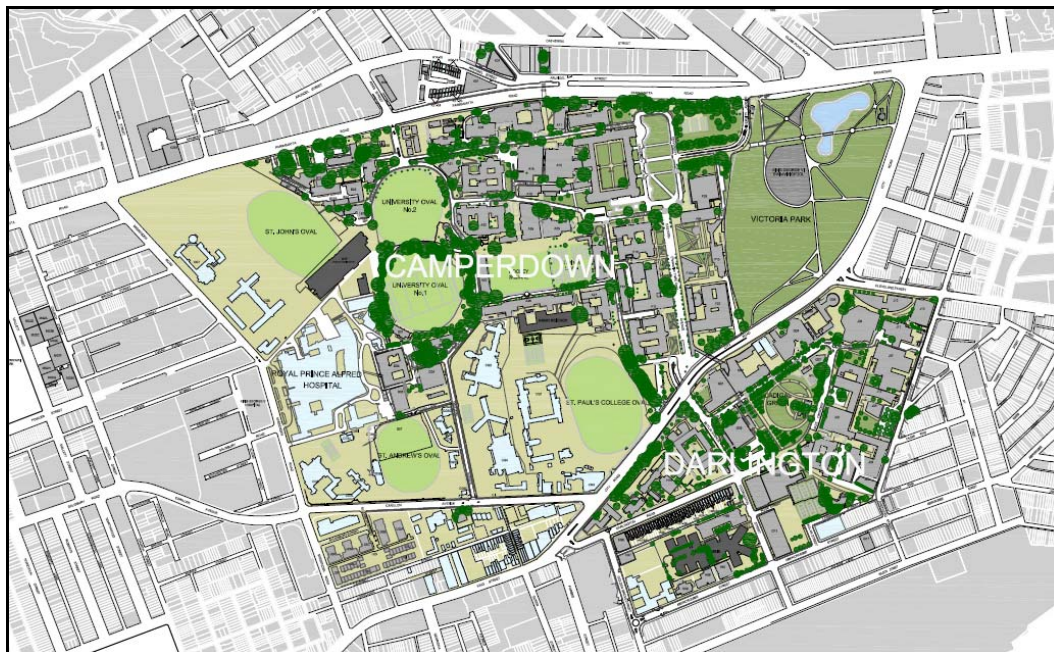
- The *Wingara-Mura Buna Barrabugu* strategy informs how the University works as a community to empower Aboriginal and Torres Strait Islander cultures and perspectives as part of its identity; expands Aboriginal education, research and engagement to become a core activity of the University.
- The University's *Student Well-being* strategy. The student accommodation program incorporates a providing informed resources, services and support to students from both within the University and from the wider community. This requirement will result in increased community capacity, linked up services (government, non-government and university) and assist in the University fostering social inclusion for all students.

5.0 THE CAMPERDOWN-DARLINGTON CAMPUS

The University's Camperdown-Darlington Campus is located in the heart of Sydney, is well connected to principal railway stations and bus services close to the CBD, and enjoys the following metrics:

- **Campus Size:** 49 hectares (Camperdown 33; Darlington 16);
- **Student enrolments:** 50,206 enrolments; 70% domestic; 30% international
- **Construction Jobs:** 5,100 construction; contractors facilities maintenance
- **Built environment:** 237 buildings (186 habitable);
- **Employment:** 7,554 full-time staff: 2,109 administrative; 5,400 faculty

The campus site the subject of this application is highlighted in the plan below.



6.0 THE PROPOSED SSD PROJECT

This request for SEAR's for the Carslaw Building extension seeks the following:

1. Confirmation that the project qualifies as a State Significant Development Application;
2. Confirmation of the Secretary Requirements for matters to be incorporated into the SSD *Environment Investigation Statement* and associated documentation; and
3. The waiving of certain standard SEARs. Our review of various SEARs previously issued by the DPE for a range of education projects has identified that a 'standard set' of SEARs seems to be issued to applicant's notwithstanding some of the individual detail, context and circumstances associated with individual projects. The original intention of the 'Request for SEARs' document is to allow information to be presented to the DPE to allow a tailored set of SEARs to be issued for projects that required the applicant to address only the relevant issues allow proper consideration at the development approval phase, rather than preparing multiple reports that were either irrelevant, had already been previously addressed through other means, or that could appropriately be dealt with at Construction Certificate stage.

This section of the Request for SEARs provides information and justification seeking the DPE to waive certain requirements that have previously been requested in many SEARs requirements that are not relevant to this particular project. They include:

- A **Design Competition** as required by the *Sydney LEP 2012* – refer to this report section 11 for justification.
- **European and Aboriginal Archaeological studies:** The University has prepared the following past European and Archaeological studies for the Camperdown campus which conclude there to be no potential archaeological remnants for this site:
 - Grounds Conservation Management Plan 2014 (accompanying the CIP SSD 13_6123 documentation) does not identify either Sites A or B as sites with potential European or Aboriginal Archaeological (refer CIP drawing *A-DIA-29-Rev B* at Attachment G); and
 - Archaeological Survey for an Aboriginal Heritage Assessment, Jo McDonald Cultural Heritage Management Pty Ltd, June 2004

Relevant extracts of these studies are included at **Attachment G** of this report.

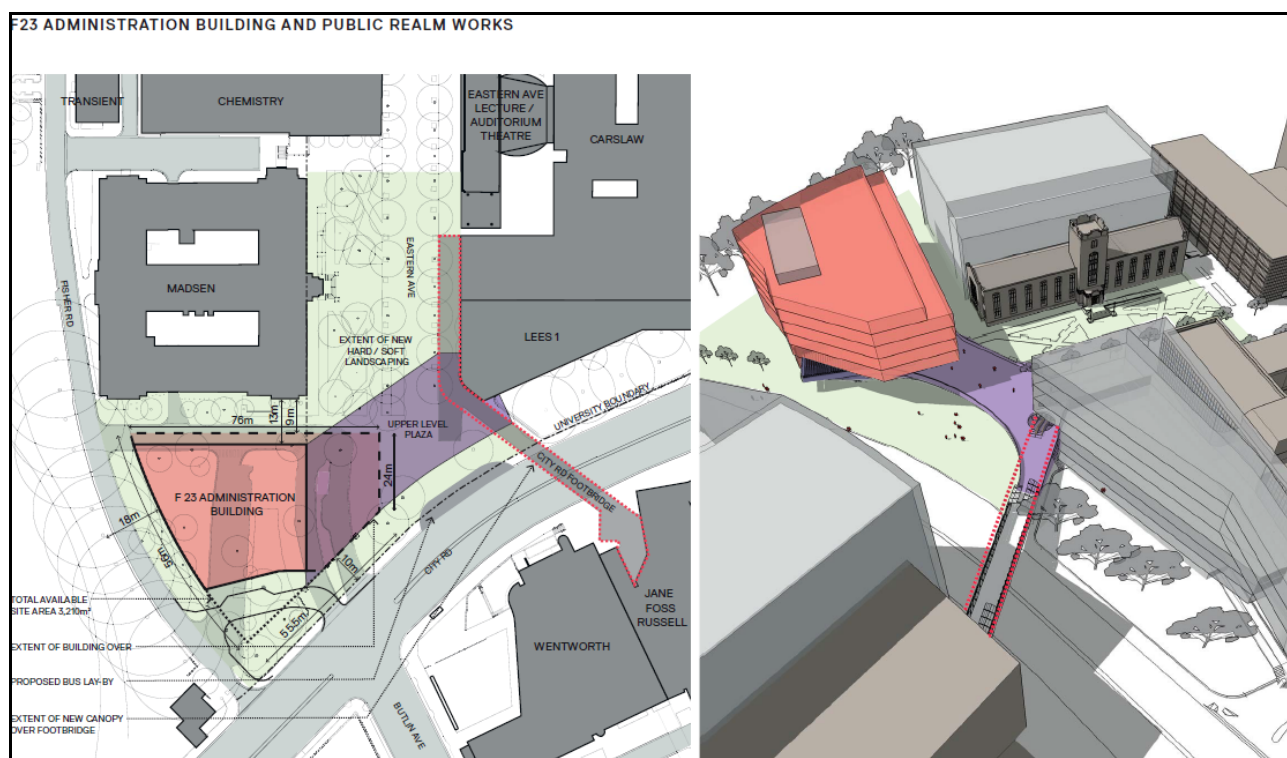
- **Flooding Study:** The CIP (SSD 13_6123) included a Flood Risk Management Study for the whole campus prepared by WMA Water. The study concluded the Carslaw extension site not to be affected by a 1:100 year flood event (map at **Attachment H**).
- **Geotechnical Study:** The University has already prepared a desktop Geotechnical Study by Golder Associates for both this site and the adjoining Carslaw Building Extension site. The summary of this report (titled *Discussion*) is found at **Attachment I** of this report and is sufficient to inform the SSD design of the project. The University will prepare a full Geotechnical Study as part of the Construction Certificate stage of this project.

- **Construction Traffic Management:** The preparation of a CTM can be addressed through consent conditions once a final design (amended where necessary) and SSD approval is issued. The CTM will be developed in full knowledge of all relevant SSD consent conditions and through the consequential construction management plan.

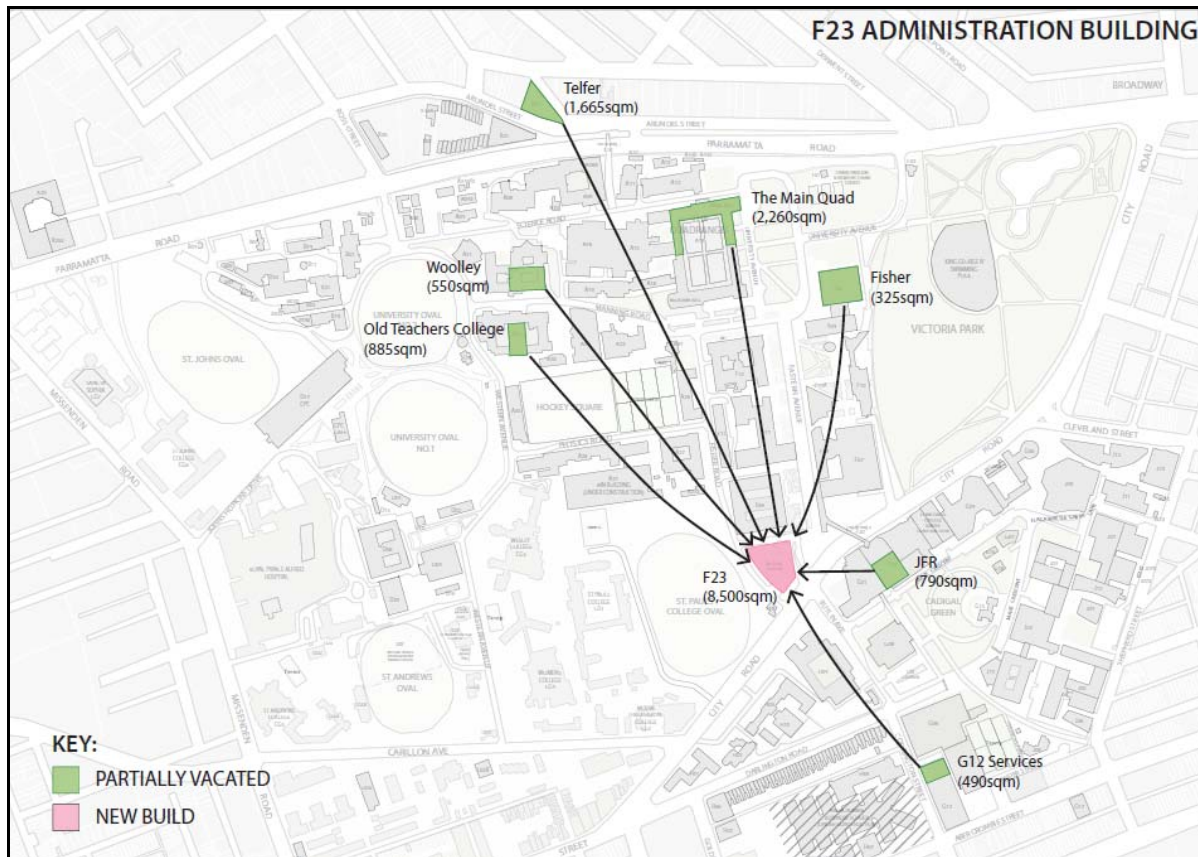
To assist the Department in coordinating the SEAR's, the University confirms that the future SSD application will provide details on:

- The use of the proposed building is consistent with the definition of educational establishment and the campus SP2 Infrastructure land use zone defined under the City of Sydney LEP 2012;
- Building and design solution for site B;
- Vehicle/services/pedestrian/cycle solutions for site B and connections to surrounding locality; and
- Associated landscaping, heritage and infrastructure considerations and solutions

The **Project Proposal** is for a new F23 Administrative Building, including works to the surrounding Campus Domain with upper level connection form the City Road footbridge (over University land only) as indicated in the site plan below:



The **Project vision** for the building and campus domain is to co-locate and consolidate a number of bespoke University administrative departments into one location. Currently, these Professional Service Units are significantly fragmented and located in numerous buildings.

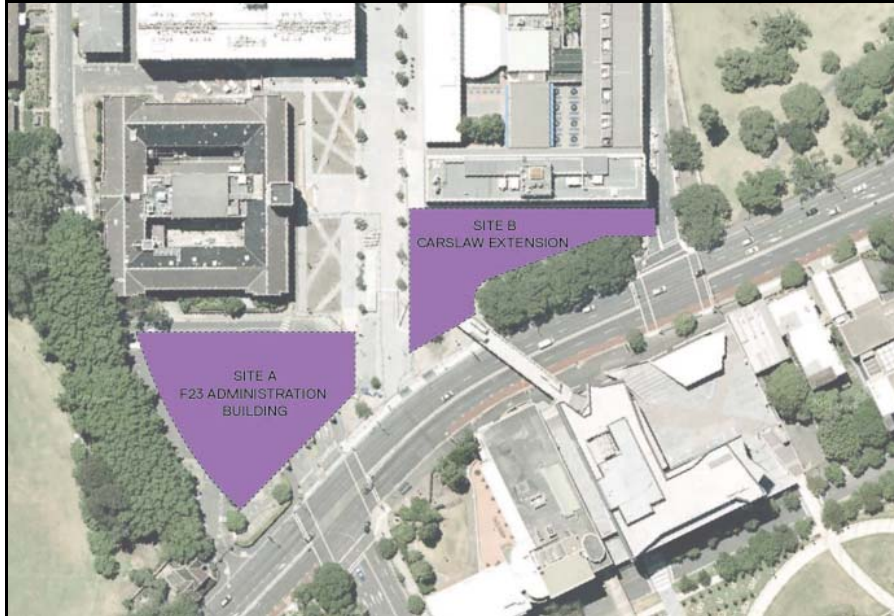


The architecture of the new F23 Building and campus domain connection will complement to the surrounding architecture (i.e. the adjoining proposed Carslaw Building extension), whilst expressing its individual identity in response to the functional use and site context.

The current vehicular access to the Camperdown Campus off City Road is along the eastern edge of the site, next to Eastern Avenue, and travels along two sharp corners before reconnecting with Fisher Road. This road will either be reconfigured to improve pedestrian safety and aligned with the new building with connection to Fisher Road, or be removed altogether. It is envisaged that Fisher Road will be left turn in and left turn out with City Road.

The proposed Site A F23 Building (this proposal) and the adjoining Site B Carslaw Extension (this proposal) development sites will become as an important gateway to Eastern Avenue and the University's Camperdown Campus at the University's intersection of Butlin Road, Eastern Avenue and City Road. The architecture of the buildings on site A and site B is to be complementary, while expressing their own individual identity in response to the functional use and context of each building.

The urban and landscape design of both Sites A & B interface with City Road, and the CIP approved (SSD 13_6123) building envelopes for *Merewether Precinct* and the *City Road Precinct* opposite, will be fully considered as part of the design submission.



The intention is to construct underground parking within the Site, reflecting the Campus Improvement Program intention to rationalise and locate all parking on the perimeter of the Campus, with direct connection from arterial roads.

It is imperative that the forecourt to the Site A and ground level of the building is seamlessly connected to Eastern Avenue, giving priority to pedestrians and creating a sense of arrival to the Campus. There is an opportunity to review the landscaping, covered spaces and general amenity along the southern end of Eastern Avenue, and to recreate the public realm as a gateway site. It is also proposed to extend the City Road footbridge, where it alights on the Camperdown campus, with upper level connection to the new F23 and Carlslaw extension buildings.

At the heart of the project is the University vision to:

- Upgrade the quality of Campus facilities.
- Created shared learning and teaching pedagogy between Faculties.
- Recognise and celebrate Aboriginal significance.
- Develop a healthy and sustainable Campus environment.
- Ensure equitable access to and through Campus.
- Respect the heritage “Sandstone University” significance.

7.0 PROJECT FUNCTIONAL REQUIREMENTS

SITE A: F23 ADMINISTRATION BUILDING

A new Administration building (F23) and Campus Domain works is proposed on the surface car park at the northwest junction of Eastern Avenue & City Road, Camperdown Campus. This project includes construction of the new building, landscaping, services, transport works and works to the Campus Domain area between the new F23 building and a new extension to the existing Carslaw Building on the opposite side of Eastern Avenue.

The vision for the project is to co-locate and consolidate a number of currently fragmented administrative Professional Service Units (PSU's) in a new administration building.

The F23 building is projected to accommodate approximately 600 relocated staff members, within a notional 10,500m² building (excluding basement levels), as detailed below:

- Two Basement Levels:
 - Car Parking spaces
 - Change rooms/showers
 - General Storage (approx. 50m²); Grounds Storage (approx. 50m²); Archival stores (approx. 350m²)
 - Garbage rooms
 - Contractors facilities - Includes kitchenette and washroom facilities (approx. 50m²)
 - Plant/substation - Chamber substation, as required by the service provider
- Ground Floor:
 - Public Lobby with elegant public space and finishes
 - Whole of building reception and security office/point
 - Executive Lobby - separate, safe, secure, discrete access for vehicles/pedestrians
 - Ability to lock down separate entrance, lift lobby, lift system and secured floors
 - Colonnade/shelter for Eastern Avenue
 - Symposium for circa 100/120pax, including storage for furniture
 - Media point
 - Function and exhibition space
- Typical Open Plan levels
- Upper Levels/Executive Suites:
 - High level A-grade commercial fitout
 - Executive suite & Offices; Open plan office areas
 - Large Function room
 - Commercial kitchen
 - Outdoor entertaining space
 - Executive Lounge

8. EPI, DESIGN, & POLICY REQUIREMENTS

8.1 State Policy

The EIS report accompanying the SSD project will address the relevant provisions of:

- *State Environmental Planning Policy (State & Regional Development) 2011* (the SRD SEPP) - clause 15 & Schedule 1.
- *State Environmental Planning Policy No 33 (Hazardous and Offensive Development) 2011*
- *State Environmental Planning Policy No 55 (Remediation of Land)*
- *State Environmental Planning Policy (Infrastructure) 2007*

8.2 City of Sydney

The EIS report accompanying the SSD project will address the relevant controls and guidelines of the:

- *City of Sydney LEP 2012*; and
- *City of Sydney Development Control Plan 2012*.

8.3 SSD 13_6123

The EIS report accompanying the SSD project will address the

- relevant conditions of the Minister's consent for the Concept Campus Improvement program SSD 13_6123; and
- *S83D(2) Status of staged development applications and consents of the Environmental Planning Assessment Act 1979*

8.4 University of Sydney Design Standards

The purpose of the University's Design Standards is to inform architects and other consultants when preparing planning and project documents for the University.

The University's *Architectural Standard* provides:

- Details of the University's minimum requirements for Planning and Architectural Design
- A reference document to enable consistency with the design and engineering objectives.
- Support of the University's Vision for the built environment and world's best practice.

The standard addresses key objectives:

- Quality architectural design which responds, enhances and complements the environment
- Appreciation of the heritage context and cultural history of the campuses
- Value for money in all aspects of the project

- The design of low maintenance buildings and environments
- Longevity in life of construction and a whole of life approach to design
- Standardisation of space, to minimise individual specialisation of spaces
- Flexible space design, to future proof building usage for expansion or adaption to new uses
- Safety in design.

Other design considerations subject to concept design development may include but are not limited to:

- Privacy and noise from City Road
- General vehicles, service vehicles, cycle and pedestrian access arrangements
- Car parking (including visitors and accessibility requirements)
- Bicycle storage or parking including end of journey facilities
- Heritage and Conservation considerations
- Landscape design and Arborist considerations
- Waste management – handling requirements, collection points
- Passive and active Security systems
- Lighting – Internal & external
- Building and public domain signage including statutory & way finding
- DDA and Accessibility to all areas
- Adequate, accessible & serviceable plant space and services reticulation
- Safety in Design consideration for construction, operation & maintenance
- Environmental design in relation to security & crime prevention

8.5 Materials

External facades and building design at the University will address include the following:

- Robust low maintenance finishes (no external painting or render)
- Locally sourced products
- Sustainable product use and design
- Solar control that works
- Use of proprietary systems
- Consideration of the whole life cycle costs of the building
- Demonstrated green initiatives that may be relevant to this project

8.6 ESD Initiatives

The University encourages design that makes commercial and sustainable sense. In particular:

- Apply ESD initiatives to all design, equipment selection and operating efficiency
- Low VOC specification materials
- Recycling and recovery principles

The project architect will be required to conform to the University of Sydney Sustainability.



9.0 CONSULTATION

9.1 External Consultation

Adjoining landowners to the project site are effectively The City of Sydney (footpaths/roads), Roads & Maritime Services (City Road as an arterial road), St Paul's College (further west along north side City Road), and St Michael's College (opposite on the south side of City Road). There are no other landowners or any private residential properties within the immediate and visual vicinity of these project sites.

The University has consulted with St Michael's and St Paul's Colleges regarding these proposals, and their comments incorporated into the project brief.

The University understands the SEARs will be forwarded to the City of Sydney, RMS and Transport for NSW for their respective views on the Project and EIS documentation. The University will undertake a program of further consultation as directed by the SEARs.

9.2 Internal Consultation

The University has conducted presentations and workshops across the relevant University faculties and schools that are primarily affected by the proposed projects including:

- The Executive team
- Various University Professional Service groups.

Presentation feedback has been developed into the project brief. Relevant parties will contribute to the Project Control Group to refine the design with the selected architect.

10.0 SUPPORTING INFORMATION AND INPUTS

The University recognises the level of documentation required to inform the project applications. It has therefore engaged a number of specialist consultants to assist in preparing design documentation on specific matters such as architecture, town planning, urban design, heritage, access, landscaping, traffic, structural engineering, quantity surveyor cost estimates, BCA compliance, landscaping and open space. All consultants have been sourced from the University's pre-qualified panel of consultants, and with each discipline undergoing a University competitive tender process in response to specific project briefs. The University has or will:

- Engage an Architect to develop concept and detailed design solutions
- Engage a Town Planning/Urban Design company to assist in establishing the strategic, statutory planning matters for consideration in preparing an EIS report.
- Engage Heritage consultant to address the impact of the project in consideration of the Camperdown Conservation Area.
- Engage a Transport and Traffic company to prepare an 'Access Strategy' to respond to the existing and proposed traffic, servicing, parking and pedestrian arrangements for the site, and in consideration of surrounding access arrangements.

- Project the capacity of utilities supply to service both sites and to identify where upgrade of utility services is required.
- Project response to the established University Flooding study of the campus (City of Sydney's Johnston's Creek and Blackwattle Bay Catchment Studies).
- Prepare a draft 'Communications and Community Consultation Strategy' that will be developed into the Project application.

In addition to these specific study updates the following policies and procedures are addressed in the project brief and design process:

1. The University's **Disability Action Plan 2013-18**, designed to promote accessibility to and through the campuses as well as to and through campus buildings.
2. The University's **Wingra Murra - Bunga Barrabuga Strategy** promotes Aboriginal and Torres Strait Islander participation, engagement, education and research, which is one of the University's, core objectives.
3. The University of Sydney **Sustainability Framework**, which aims to ensure all new buildings, are designed to be resource and cost efficient. Key themes within the Sustainability Framework include:
 - Place making, amenity and sustainable transport;
 - Communication, engagement and community benefit;
 - Healthy environment;
 - Efficient resource use;
 - Climate change and impact; and
 - Land use, landscape and biodiversity.

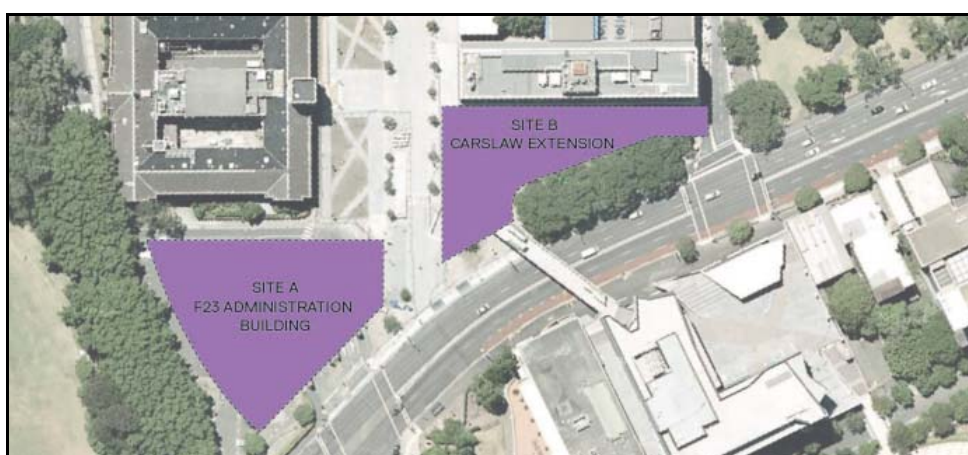
The University adopts the following specific Sustainability Framework design features in order to reduce utility consumption for all projects:

- solar passive building design (facades and glazing elements) to reduce reliance on heating ventilation and air conditioning plant to maintain thermal comfort;
 - energy monitoring devices to keep track of utility costs;
 - renewable solar energy technologies (solar rooftop PV, solar hot water system);
 - rainwater harvesting for beneficial reuse;
 - energy efficient appliances;
 - water efficient sanitary ware;
 - energy efficient lighting and controls; and
 - transport infrastructure (secure bicycle storage facilities, bike stations) and cycles ways to facilitate cost-effective active transport and mobility.
4. The University's **green travel plan** promotes sustainable, healthier and more cost-effective and active travel modes: walking and cycling. It also supports linkages and access to public transport, which will make mobility and transport more affordable and reduce dependence on private motor vehicle use.

11.0 CONCEPT DESIGN COMPETITION

Due to the complexity of University speciality professional service unit requirements, the University has conducted and completed a Concept Design Competition for the F23 Administration Building project (Site A below). This competition also included the proposed Carslaw Building extension (Site B below), also lodged as a separate SSD application.

The University has realised the importance of both these sites achieving a Gateway presentation design solution to the Camperdown campus from City Road, and consequently requiring an architectural solution that complements both sites. Similarly, both sites require a complimentary solution with respect to design/architecture, landscaping, access and transport, and infrastructure provision.



The new F23 Administrative building will not be a standard commercial office building due to the bespoke and diverse University professional service units requiring scoping and relocation, contrasting with the proposed community focussed public lower levels. As such the internal spatial solutions and overall architecture are intrinsic to development options that will incorporate due diligence and preliminary concept design stages. With this approach, the successful architect therefore becomes part of the design formulation team with the University's Project Control Group incorporating the Administrative professional services. The internal spatial configuration of the building therefore requires careful design resolution before the external building design and appearance is addressed.

The engagement of a pre-qualified architect for both sites ensures the architecture of the F23 Administrative Building will also complement the proposed Carslaw Building extension, while expressing individual identity in response to the functional use and site context. The urban design of the City Road interface will be fully considered as part of the design solution.

Under the *Sydney LEP 2012* (Division 4 Design excellence), a design competition process is only required if the building will exceed a height of 25 metres above ground level. The F23 Administrative building height will be greater than 25 metres above ground level. The site will not exceed a construction value of \$100 million. The University has undertaken a competitive design process in selecting an appropriate architect for both the F23 and the Carslaw Building extension combined.

The University's Campus Infrastructure and Services (CIS) department has established robust and competitive panels for the provision of Consultancy and Contractor Services (CCS), based on the University's Procurement Strategy PS/2013/022, and the University's Procurement Policy. The University's process is equal to, and complements, the City of Sydney's process for design competitions.

The CIS Architectural Panel is one of the key and most fundamental panels that have been established and is now in operation. The panel process was created to provide the University with a selection of architects in achieving demonstrated design excellence, superior project delivery, and client management for all University projects. The intent is that this select group of consultants are given opportunities with the University to be involved on numerous projects, and to build a relationship with the University to understand process and specific University requirements.

Four architects were invited from the University's pre-qualified Architecture Panel for 'Buildings over \$10M', with demonstrated additional experience in laboratories, large complex buildings, civic and University buildings, to take part in a master plan tender. The companies invited included:

- PTW Architects
- Cox Richardson
- Warren & Mahoney
- FJMT

A Project Brief, endorsed by the University evaluation Committee (see committee details below), was provided to all invited pre-qualified architects tendering for the project. The invited Architects were required to acknowledge and respond to the existing Heritage significance of the Madsen Building and the Conservation Area status of the Camperdown Campus. As the building heights are not yet definitive, the architect was required to make an analysis and judgement as the appropriate height, bulk, scale and footprint of the respective buildings. The University offered \$15,000 (incl. GST) to each firm so that the firm was able to dedicate appropriate resources and produce exciting concepts that are worthy of a significant university gateway project.

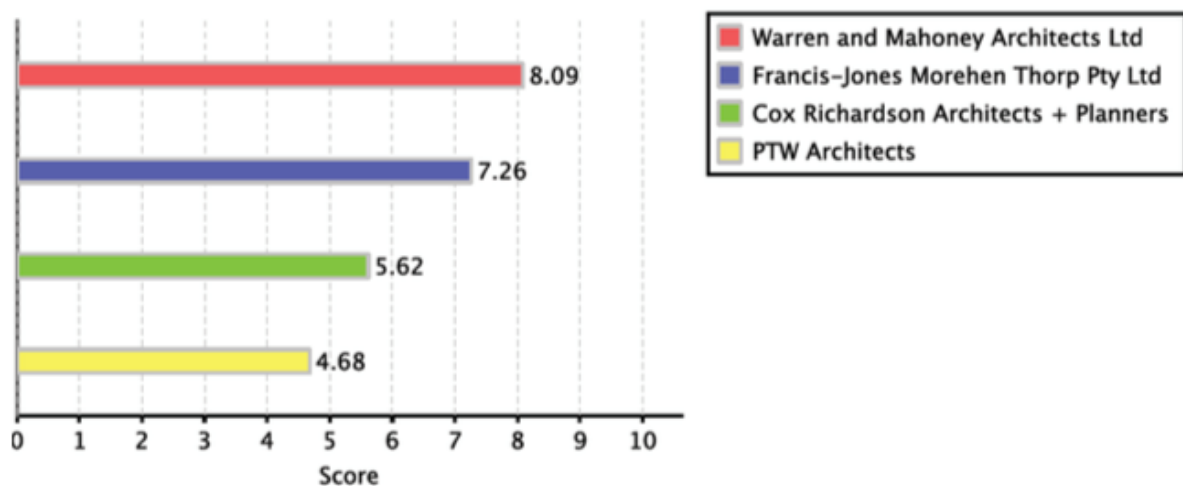
An evaluation Committee was established to review, assess and make recommendations on the architect tender schemes comprising:

- | | |
|--------------------|---------------------------------------------------------------------------------|
| • Paul Berkemeier | Independent Chair, National President of the Australia Institute of Architects. |
| • Michael Tawa | Professor at the Faculty of Architecture |
| • Alan Crowe | CIS Design Manager, Architect |
| • Victoria Bolton | CIS, Architect |
| • Sharon Roes | CIS, Precinct manager |
| • Jasmine Chambers | Representative from the Faculty of Science |
| • David Pacey | Secretary to Senate |

Advisors (non-voting members)

- Juliette Churchill CIS Campus Planning Manager
- Matt James CIS Senior Project Manager

The University's Evaluation Committee conducted independent scoring of all schemes through the University's eValua on-line tool (evaluated on non-Price and Price criteria). The combined scoring of the Committee is illustrated below.



The Evaluation Committee therefore concluded and selected Warren & Mahoney Architects for the concept and detailed design of the new F23 Administrative Building (Site A) and the extension to the Carslaw Building (Site B).

Details of the Concept Design evaluation can be forwarded to the Department as/if required.

This SEAR report therefore concludes that the:

- University has pursued a design competition process to ensure competitive design with each tender evaluated against a set of prescribed criteria;
- University's process is equal to, and complements, the City of Sydney's process for design competitions;
- objective of Sydney LEP 2012 Schedule 4 clause 6.21, which is to deliver the highest standard of architectural, urban and landscape design for this site, is therefore achieved and satisfied; and
- SEAR therefore should not require any further design competition process.

12.0 CAPITAL INVESTMENT VALUE

The University has carried out independent Quantity Surveyor *capital investment value* estimates by independent consultants WT Partnership in realising the projects qualification as State Significant Developments.

The Environmental Planning & Assessment Regulations 2000 (clause 3) provides the following definition for CIV

Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- (a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the *Environmental Planning and Assessment Act* or a planning agreement under that Division
- (b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval
- (c) land costs (including any costs of marketing and selling land)
- (d) GST (as defined by *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth).

The QS report prepared by WT partnership is included at **Attachment F**, and concludes the following CIV for this project:

F23 Administrative Building – \$62,440,000.

13.0 PROJECT TIMETABLE

The University has developed the following Projects timeframe for 2015 in order to facilitate commencement of construction in the last quarter of 2015:

Milestone	Programme
Gateway 1 – Project Conception	Dec 2014 – end March 2015
Milestone 1 – Lodge SEAR Application	March 2015
Gateway 2 – Schematic Development/DA/Business Case/ECI	April 2015 – end June 2015
Internal University FIC Meeting	April 2015
Internal University BEC Meeting	May 2015
Internal University SEG Meeting	May 2015
Milestone 2c – Lodge SSD Application	End May 2015
Gateway 3 – Procurement (Design Development/ECI Development/Award Contract)	July 2015 – end Oct 2015
Internal University FIC Meeting	September 2015
Milestone 3b – Appoint Contractor	Mid October 2015
Internal University BEC Meeting	October 2015
Internal University SEG Meeting	October 2015
Milestone 3c – Target DA approval	Mid November 2015
Gateway 4 - Construction	December 2015 – Feb 2017

Note the following boxes in pink above represent internal university Senior Executive Groups assigned with decision-making, under the auspices of the University Senate:

SCPC	(University of Sydney) Space & Capital Prioritisation Committee
FIC	(University of Sydney) Finance & Investment Committee
BEC	(University of Sydney) Building Estates Committee

14.0 CONCLUSION

This submission supports a request for the Department of Planning's Secretary Environmental Assessment Requirements (SEAR) to accept the F23 Administrative Building as State Significant Development, and to provide The University of Sydney with a list of requirements to be addressed in the State Significant Development application and Environmental Impact Assessment report.

This University's submission and request for SEARs are considered to be justified for the following reasons: -

- The application is made by a Crown authority, being The University of Sydney.
- This Major Projects qualifies as State Significant Development under *SEPP (State and Regional Development) 2011* and will attract a capital investment value well in excess of \$30 million.
- In 2013, the University alone employed a total 7,554 full time staff, comprising 2,109 administrative staff and 5,400 faculty staff. It also generates over 5,000 construction/facilities/maintenance/services jobs. The proposed Major Projects will continue to create new construction and administrative employment opportunities through the proposed development and associated infrastructure.
- This Major Projects will further promote the University as a principal health, education, and visitor destination.
- This Major Projects will have a flow on effect to the local business centres and residential communities including Newtown, Glebe, Redfern, and Broadway.
- The University is a key employment contributor to the NSW economy, not only as a major employment centre, but also as an employment provider through its annual 18,000 graduates. A great proportion of these graduates will directly contribute to the Sydney and NSW economies.
- This current University capital works program, combined with the Minister for Planning's approved Concept Campus Improvement Program (SSD 13_6123), represents an existing injection of more than \$1.4 billion in construction and related activities into the NSW economy.

APPENDICES

APPENDIX A – SITE PHOTOGRAPHS

APPENDIX B - SITE SERVICES

APPENDIX C – IN GROUND SERVICES

APPENDIX D – INDICATIVE BUILDING ENVELOPES

APPENDIX E – QUANTITY SURVEYOR: CAPITAL INVESTMENT VALUE CALCULATION

APPENDIX F – EXISTING UNIVERSITY ARCHAEOLOGICAL STUDIES – EXTRACTS

APPENDIX G – EXISTING CAMPUS FLOOD STUDY – WMA WATER MAP EXTRACT

APPENDIX H – CAMPUS GEOTECHNICAL STUDY – GOLDER ASSOCIATES

APPENDIX A – SITE PHOTOGRAPHS



Image: The site from Eastern Avenue



Image: The site along existing Fisher Road towards Eastern Avenue



Image: View of Site & corner of Madsen Building along Fisher Road

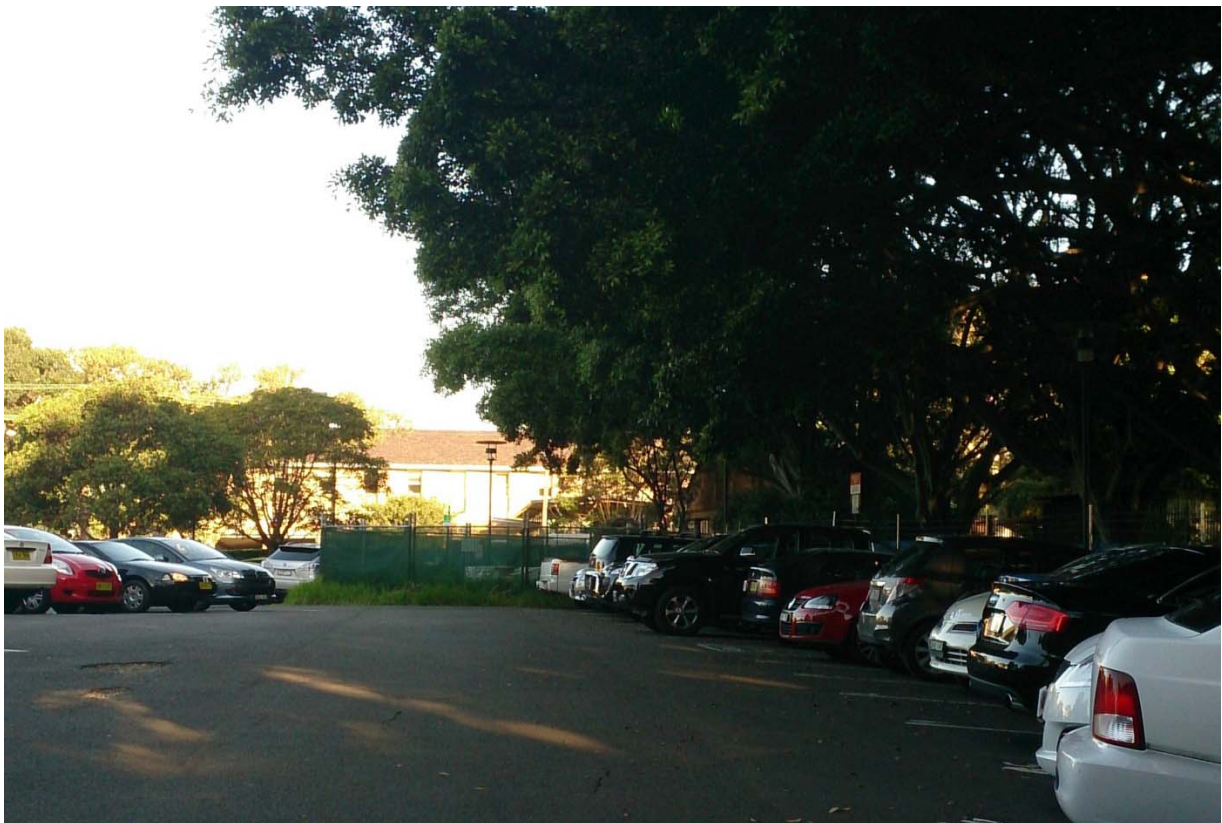


Image Existing significant tree spread/ drip line



Image: The site view from Eastern Avenue



Image: The site from across City Road

APPENDIX B – Site Survey

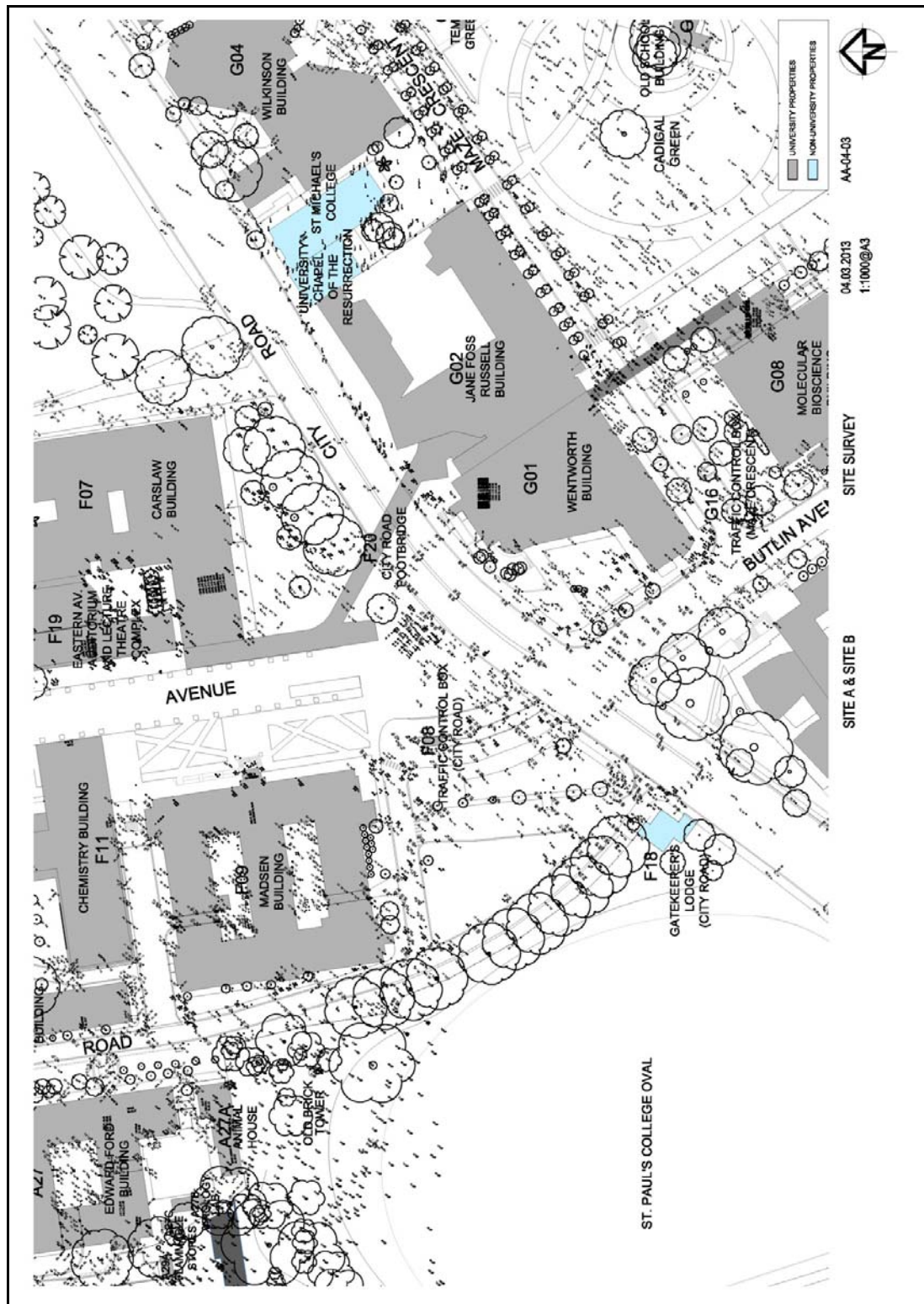


Image: Overall Site Survey

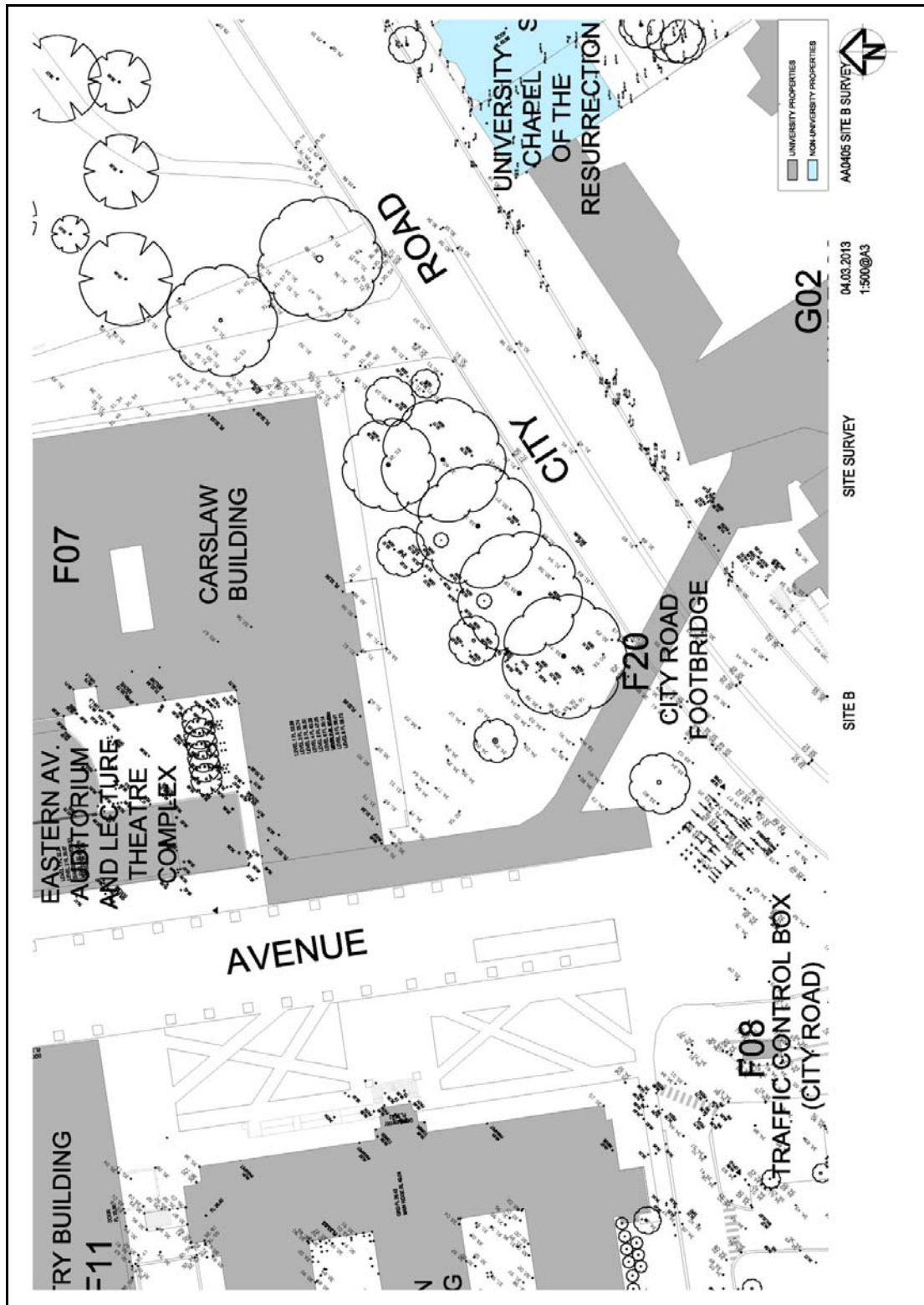


Image: Site A Survey

APPENDIX C – IN GROUND SERVICES PLAN

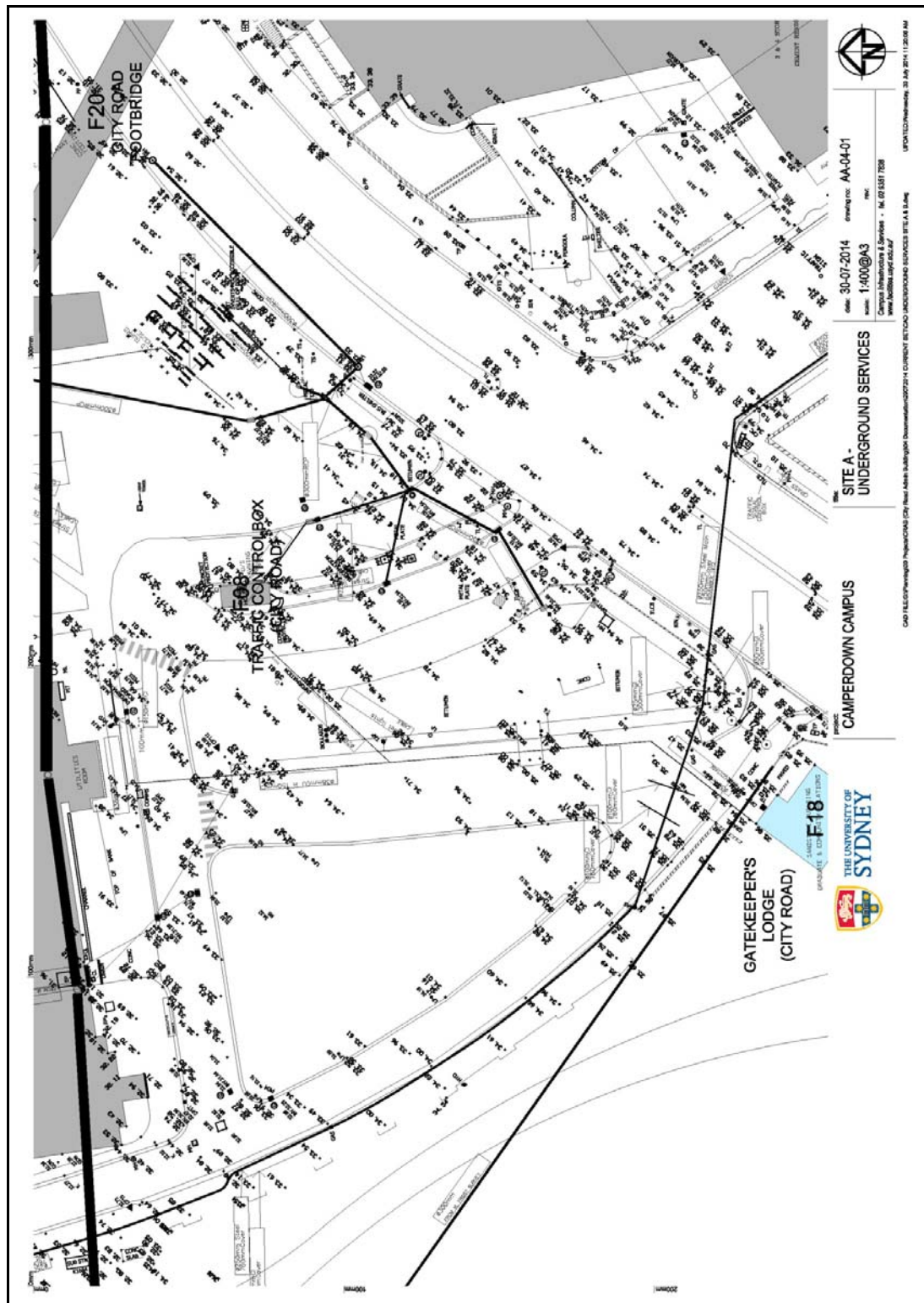


Image: Site A – in ground services

APPENDIX D – INDICATIVE BUILDING ENVELOPES

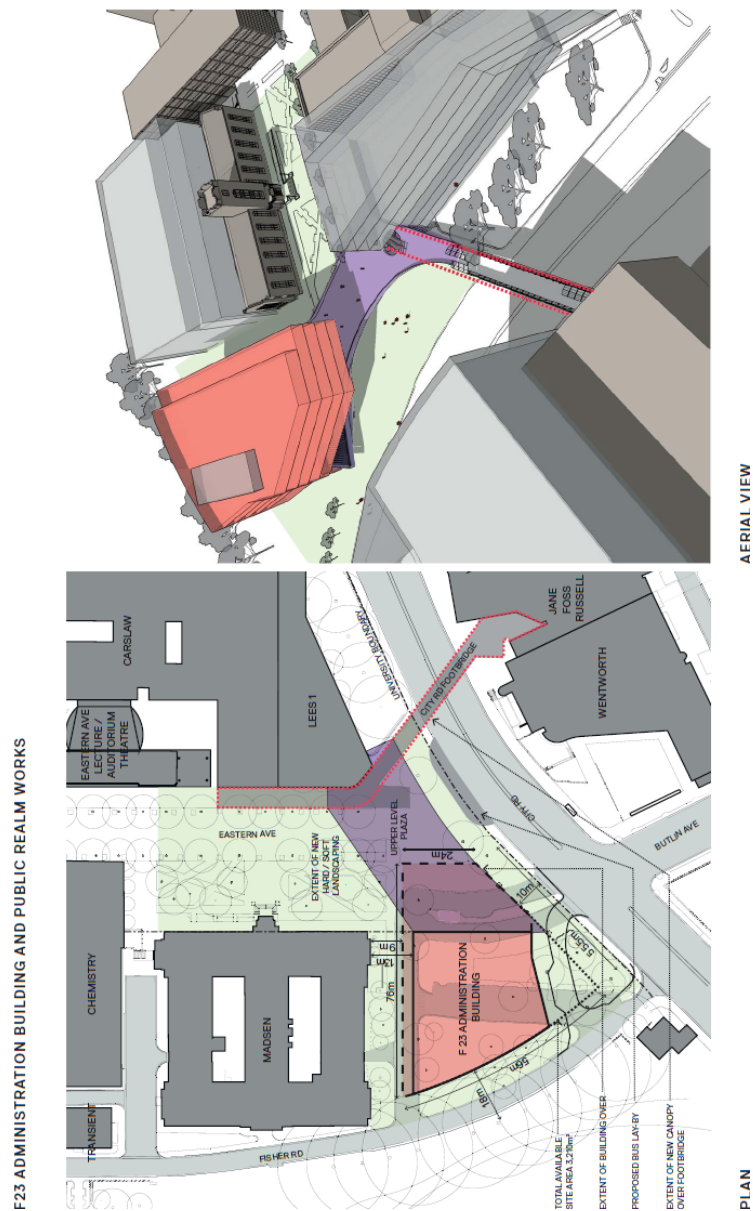




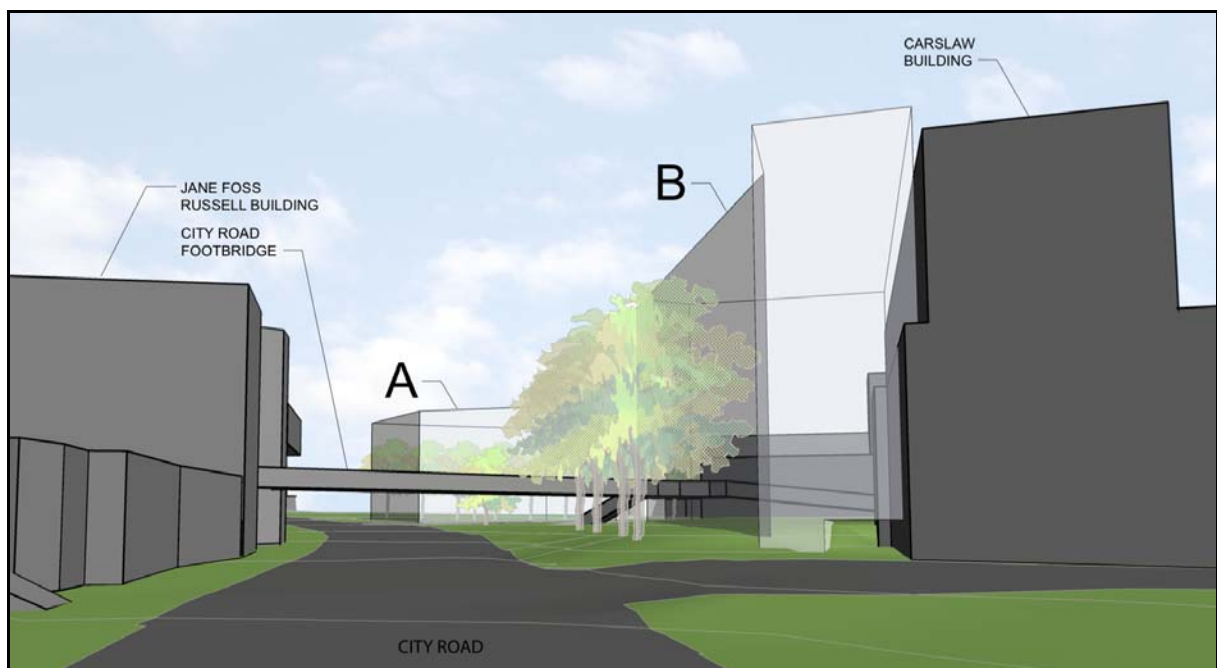
Image: Eastern Avenue photomontage



Image: City Road photomontage



Images: City Road N°2 photomontage and model



APPENDIX E – QUANTITY SURVEYOR CAPITAL INVESTMENT VALUE CALCULATION


INFRASTRUCTURE GROUP
Cost Engineering Consultants
WT Partnership Aust Pty Ltd
trading as WT Partnership
ACN 006 040 768
ABN 45 997 181 713
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North Sydney NSW 2060
T+61 2 8197 9140
E infrastructure@wtpartnership.com.au
www.wtpartnership.com.au

29 April 2015

The University of Sydney
Services Building G12
22 Codrington Street
Darlington NSW 2008
Attention: Ms Katie Pritchard

Dear Madam,

**F23 ADMINISTRATION BUILDING
ESTIMATE "CAPITAL INVESTMENT VALUE"**

In accordance with the clause 245(N) of the Environmental Planning and Assessment Regulation 2000, we have estimated the "capital investment value" of the above project, based on the current masterplan documentation. We confirm that the calculation is in accordance with information published by NSW department of Planning dated 10 May 2010.

The estimated "capital investment value" is \$62,440,000.00 excluding GST. This estimate "capital investment value" includes civil and infrastructure works together with 2 levels of basement car parking of 4,585m² and general floors of 8,210m², including public lobby, and integrated fit out to suit the operation of the proposed tenants.

The above estimate "capital investment value" of the projects includes all costs necessary to estimate and operate the project, including the design and construction of infrastructure and fixed or mobile plant equipment (but excludes land cost and GST).

Should you require any further information please do not hesitate to contact us.

Yours faithfully,
WT PARTNERSHIP



KEVIN DAVIS
Director



CHARTERED QUANTITY SURVEYORS™
Adelaide Brisbane Canberra Gold Coast Hobart Melbourne Perth Sydney Townsville
CHINA GERMANY HONG KONG INDONESIA ITALY MACAU MEXICO NEW ZEALAND PORTUGAL SINGAPORE SPAIN SWEDEN
UNITED KINGDOM VIETNAM

ADMINISTRATION BUILDING
F23 SITE

WT PARTNERSHIP

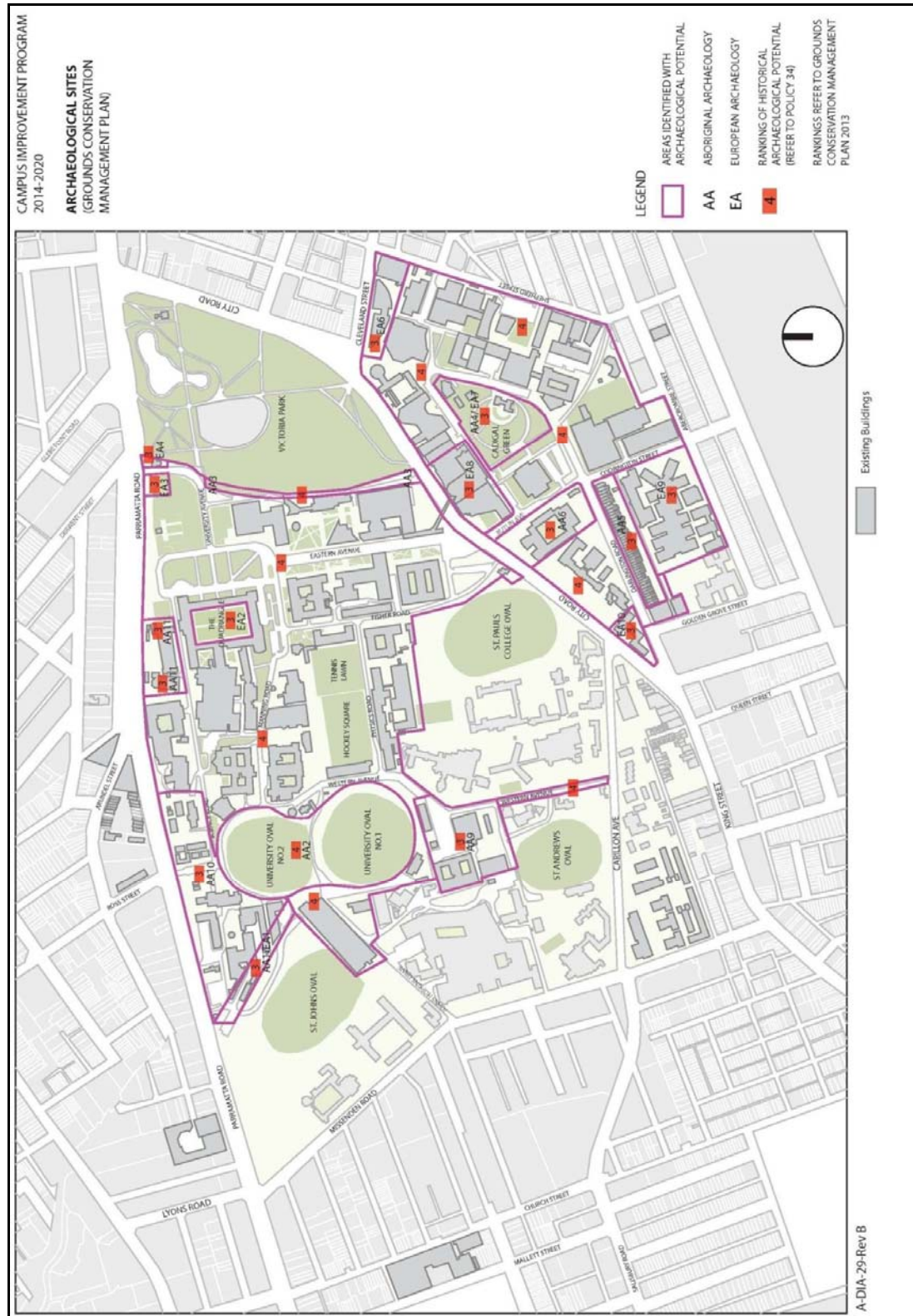
SCHEDULE OF COST

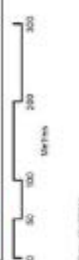
	m2	NLA	\$ Rate [GFA]	\$ Total
* Demolition, Site Preparation / Site Clear	Item			500,000
* Basement	4,585	3,897	1,000	4,585,000
* Chamber Substation to Basement	Item			750,000
* Ground Floor	1,100	935	2,500	2,750,000
* Mezzanine Level	500	425	2,500	1,250,000
* Atrium	1,000		2,500	2,500,000
* Typical Floors	3,325	2,826	2,300	7,647,500
* Governance Floor	1,475	1,254	2,300	3,392,500
* Leadership Floor	1,810	1,539	2,300	4,163,000
* Roof & Roof Terrace	Item			250,000
* Plant Room	Item			750,000
* External Works				
General Landscaping	Item			350,000
Public Domain, Hard Landscaping	2,000		500	1,000,000
Connection Plaza Level	1,200		3,000	3,600,000
Works to Pedestrian Bridge	300		2,000	600,000
Roadworks	Item			150,000
* External Services	Item			500,000
* Heritage Provision	Item			Excluded
* Sustainability Initiatives	Item			Included
* Fitout provisions				
Ground Floor Fitout		1,360	1,000	1,360,000
Typical Level Fitout (open plan with offices)		2,826	800	2,261,000
Governance Floor		1,254	2,000	2,507,500
Leadership Floor		1,539	3,500	5,384,750
* FF & E		6,979		Excluded
* Audio Visual Requirements		6,979		Excluded
Sub Total	12,795m²	10,876m²		46,251,250
Preliminaries and Supervision			18%	8,325,000
		Sub Total		54,576,250
Margin			4%	2,183,000
				\$56,759,250
Design and Project Management [10%]				5,675,925
Statutory & Authority Fees, including Stormwater Connections, LSL, Ausgrid, Council & S94 Contributions				Excluded
TOTAL DEVELOPMENT COSTS AS AT APRIL 2015 (Excluding GST @ 10%)				\$62,435,175
Escalation				Excluded
Staging				Excluded
Project Contingency				Excluded
TOTAL DEVELOPMENT COSTS AS AT APRIL 2015 [excl GST @ 10%]				\$62,440,000

Construction Cost / Rate			
GFA	12,795m ²	\$4,400/m ²	
NLA	10,876m ²	\$5,200/m ²	
Project Cost / Rate			
GFA	12,795m ²	\$4,900/m ²	
NLA	10,876m ²	\$5,700/m ²	

APPENDIX F – ARCHAEOLOGICAL STUDIES - EXTRACTS

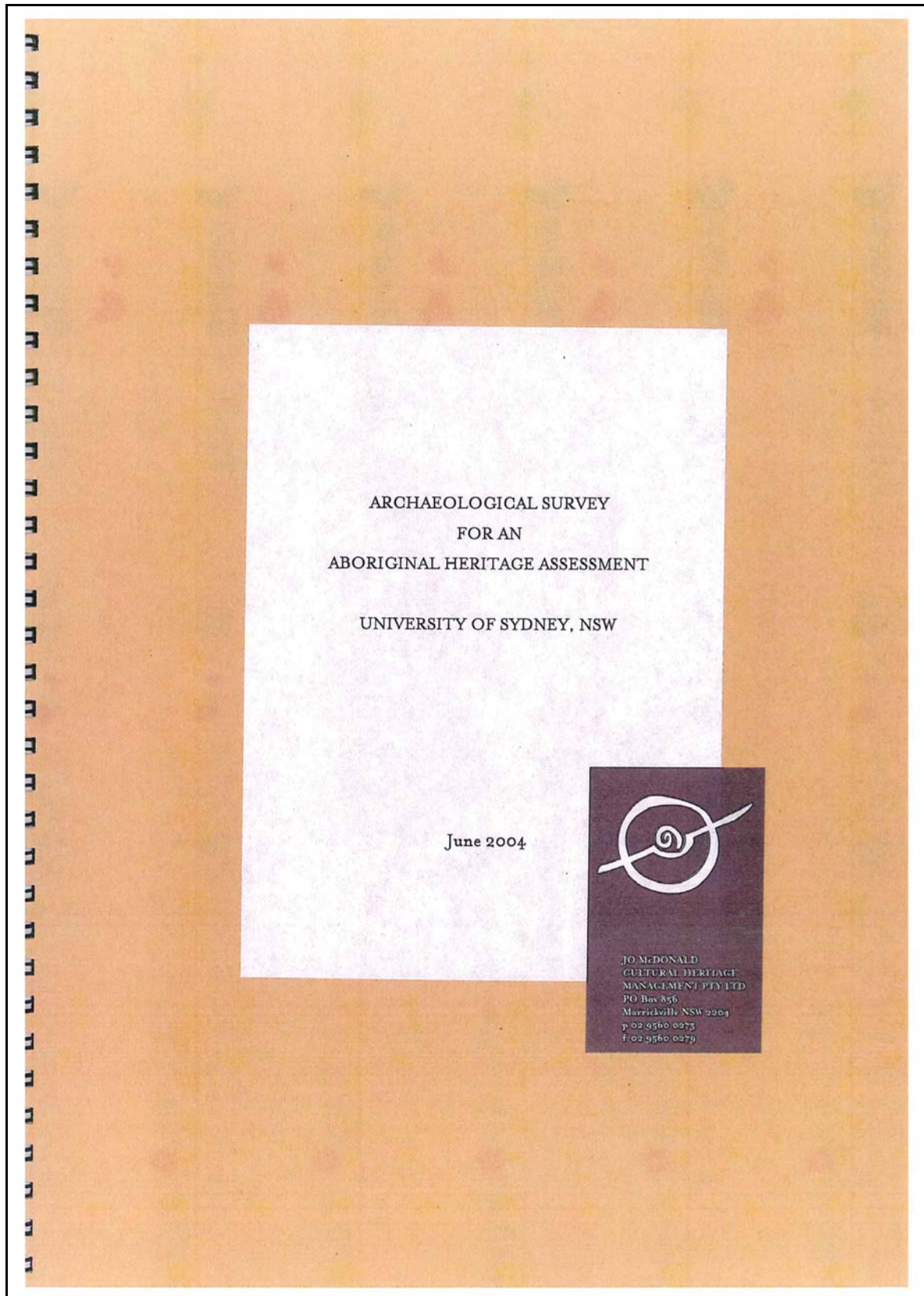
1. Campus Improvement Program 2014-2020 – Archaeological Sites





(Source: <www.nearmaps.com> with GML additions)

2. Archaeological Survey for Aboriginal Heritage Assessment, Jo McDonald, June 2014



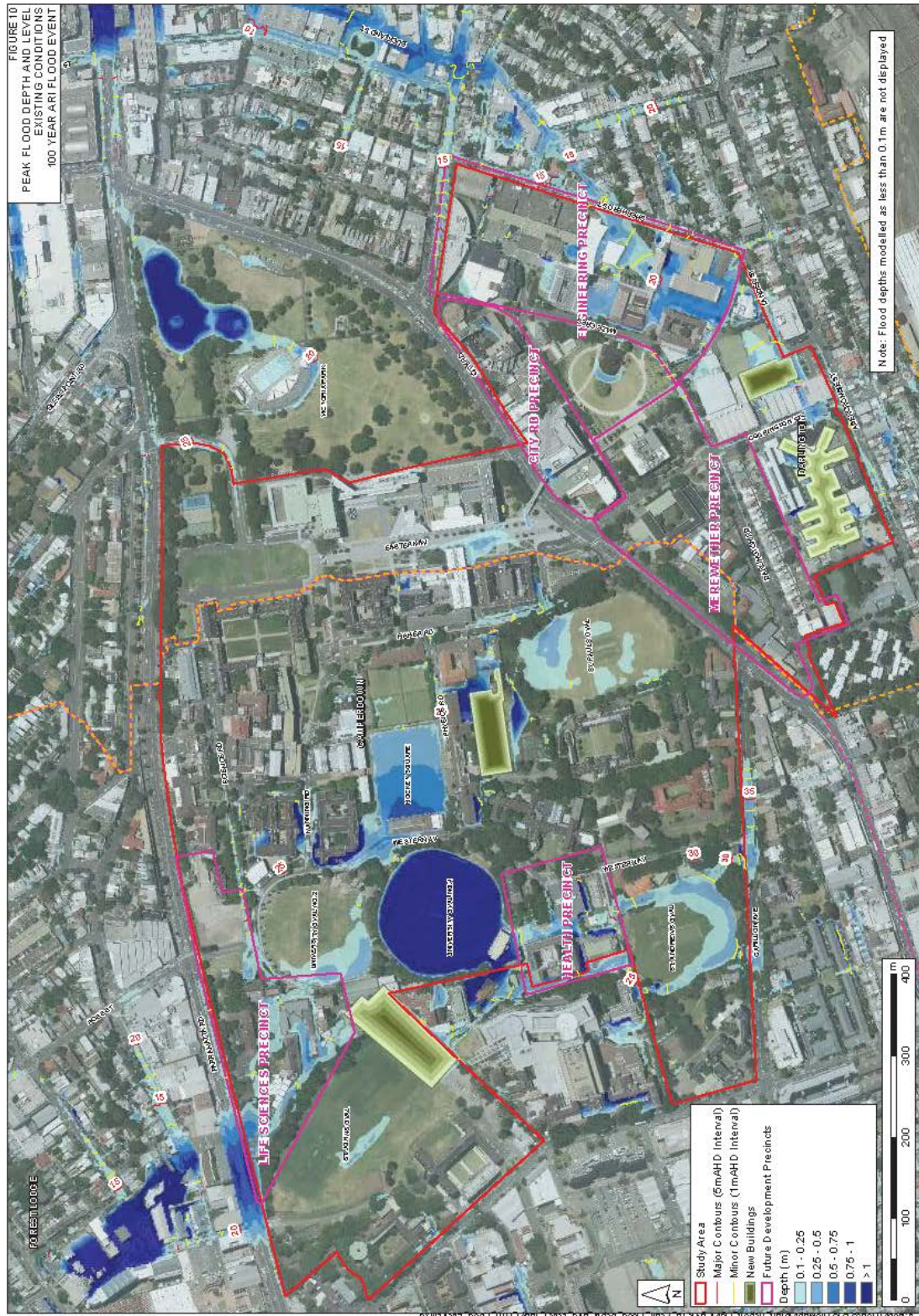
- ☉ in consultation with the MLALC identify sites and places within the study area that are culturally significant, including a site survey to identify whether any Aboriginal heritage values are applicable to, or potentially applicable to, the project areas and activities;
- ☉ undertake an assessment of the degree of land disturbance and erosion in the study area to determine the likelihood of undisturbed sub-surface sites or objects in the study area;
- ☉ undertake an assessment of the potential impacts of the development on the Aboriginal heritage values of the site: particular attention should be given to any potential impacts on cultural sites or relics;
- ☉ prepare a report on findings, including discussion of methodology; data obtained and evaluation of findings; appropriate maps, figures and photos; options for mitigation and any recommendations. The reporting should be generally in accordance with the DEC Draft Guidelines for Aboriginal Heritage Impact Assessment.

1.3 Summary of Findings and Recommendations

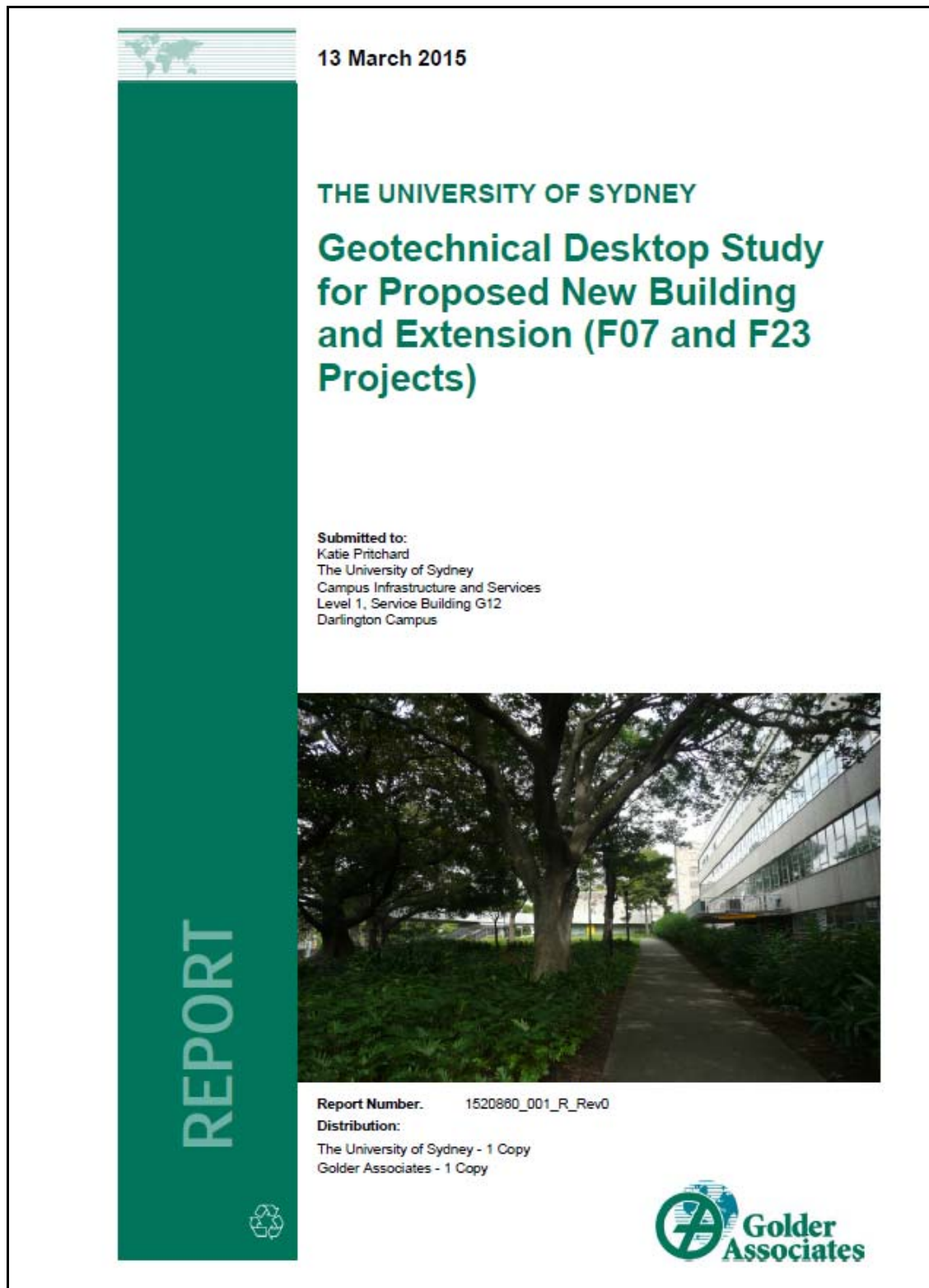
Due to the nature and extent of land disturbance in the study area, there are no areas assessed as having high potential for intact archaeological deposit. While none of the areas included in this assessment are hence indicated as worthy of conservation, it is proposed that a number of impacted areas be investigated prior to impact so that we can have a better understanding of the Indigenous cultural heritage of this area. The recommendations are that:

- I. There are no identified Aboriginal objects and/or landscapes within the study area assessed to be of high archaeological significance or potential. There are thus no design constraints on the development proposal.

APPENDIX G – CAMPUS FLOOD STUDY, WMA WATER MAP EXTRACT - 100 YEAR ARI FLOOD EVENT



APPENDIX H – GEOTECHNICAL REPORT – GOLDER ASSOCIATES





4.0 DISCUSSION

Based on the available information, we present the following key geotechnical and geological issues for consideration in planning and further design development:

Excavation:

- Construction of the proposed basements may involve an excavation up to 6 to 7 m below existing ground levels. The excavation materials are likely to comprise fill, residual soil and variably weathered shale bedrock.
- Subgrade conditions may be poor, with fill materials and high plasticity clays likely to be present on the site. There may be a need for a suitable working platform to be constructed to allow construction plant to traffic the area during development.
- There is vibration sensitive equipment in the Madsen Building. The selection of excavation equipment may need to consider low vibration options. Alternatively, construction could be completed when the equipment is being maintained or is not in use.
- Excess spoil for offsite disposal will need to be classified in accordance with the *Waste Classification Guidelines Part 1: Classifying Waste* (EPA November 2014).

Groundwater Management

- Perched groundwater could potentially flow through the fill, residual or extremely weathered shale profile. This will need to be considered in design of excavations and retention systems. Dewatering may be required for both temporary and permanent excavations.
- The volume of groundwater flow depends on recent weather conditions, the nature of defects within the bedrock, topography and elevation. Groundwater level may also vary due to prevailing weather condition and rainfall, and also future development around the site.

Retention and Foundation Systems

- Temporary and permanent retention systems for excavations should be designed and constructed so that acceptable ground movements result. The retention design would need to assess impact of ground movements on nearby structures, services and roads.
- Mature trees located close to the proposed structures are to be retained. The potential impact of these trees on shallow foundations and retaining walls will need to be assessed. The potential impact of smaller trees that are removed over the footprint of the structures will also need to be assessed.
- For the F027 extension, the design of the connection between old and new structures will need to consider the potential for differential movement occurring between the structures.

Additional Geotechnical Investigation

In order to inform and optimise design development and manage geotechnical risk associated with the proposal developments construction, we recommend the following:

- The borehole information for the footbridge over City Road is found. This may well include information that will be useful in the design of the F07 extension and may reduce the cost of further geotechnical investigations.
- That additional geotechnical and environmental investigations are completed at the locations of the proposed structures. These should be used to confirm the site subsurface conditions and to enable recovery of soil and groundwater samples. Golder is available to scope and carry out a detail design intrusive geotechnical investigation, as required.